

IN RE: PETITION FOR VARIANCE

E side of Bosley Avenue, 147 +/- feet,
SW the c/l of Joppa Road
9th Election District
5th Councilmanic District
(221-225 Joppa Road)

Stephens H. and Joan M. Dance
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2008-0595-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variances filed by the legal owners of the subject property, Stephens H. and Joan M. Dance.

The Petition requests variance relief as follows:

- From Section 235.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of zero feet from the building line to Bosley Avenue in lieu of 15 feet, or in the alternative, from Section 302.2 of the B.C.Z.R. to permit a front setback of zero feet from the building line to Bosley Avenue in lieu of the average front yard depth of eight feet; whichever Section is determined to be applicable; and
- From Section 235.1 of the B.C.Z.R. to permit a front yard setback of 1.3 feet from the building line to Bosley Avenue in lieu of 15 feet, or in the alternative, from Section 303.2 of the B.C.Z.R. to permit a front yard setback of 1.3 feet from the building line to Bosley Avenue in lieu of the average front yard depth of eight feet; whichever Section is determined to be applicable -- if the contract purchaser secures an in-free strip along Bosley Avenue from Baltimore County; and
- From Section 235.1 of the B.C.Z.R. to permit a front yard setback of 14 feet from the building line to Joppa Road in lieu of the required 15 feet if the Zoning Commissioner determines the distance to Joppa Road is a front yard and not a side yard; if determined to be a side yard, the variance request is to confirm that Section 232.2.B of the B.C.Z.R. is applicable; and
- In the alternative, to confirm that the subject property is in the B.M.-C.T. District and that Section 235B.7 of the B.C.Z.R. applies; and
- To permit nine parking spaces in lieu of the required 18 spaces.

The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

RECEIVED FOR FILED

9-23-08

pm

It should be noted that T. Anthony Fusco has entered into and executed a contract with the property owners to purchase the subject property and thus appeared at the requisite public hearing in support of the variances requested. Petitioners Stephens and Joan Dance and Mr. Fusco were represented by Arnold Jablon, Esquire. William Bafitis, with Bafitis & Associates, Inc., the professional engineer who prepared the site plan, also appeared in support of the requested relief, as did Timothy Sanders, the professional architect who designed the proposed office building. Richard Parsons, representing the West Towson Community Association, appeared and indicated that his Association did not object to the relief requested. There were no Protestants or other interested parties at the hearing.

Testimony and evidence offered revealed that the subject property (actually consisting of three lots of record, but which shall be referred to herein in the singular) is a corner lot, located in Towson at the intersection of Bosley Avenue to its west, and Joppa Road to the north. A public alley borders the property to the east. The alley traverses from Allegheny Avenue through to Joppa Road, and provides the ability to avoid traffic lights at the intersections of Allegheny and Bosley, and Joppa and Bosley. The property contains approximately 9,027 square feet or 0.207 acre, more or less. Petitioners submitted an aerial photograph of the property and the surrounding area that was marked and accepted into evidence as Petitioner's Exhibit 2. As the aerial photograph and the site plan demonstrate, the property is located just to the north of a series of office buildings located on Bosley Avenue and bordered to their rear by the aforementioned alley, and the Church of the Immaculate Conception and Towson Catholic High School directly across Joppa Road.

Further, the evidence demonstrated that the property is improved with two existing two-story structures, one of which is a duplex. They historically were used as dwellings, but like many

RECEIVED FOR FILING
9-23-08
B

of the surrounding dwellings along Bosley Avenue and Joppa Road, were converted to office buildings many years ago. One of the buildings was used for the dwelling and business of Mr. and Mrs. Dance -- Dance Auctioneers. Mr. Fusco is purchasing the property and is proposing to raze the two structures and construct a two-story office building that will still be aesthetically acceptable to the surrounding commercial uses and residential areas of West Towson. In fact, Mr. Fusco presently owns and operates his business at 607 Bosley Avenue, two lots south of the subject property, and located adjacent to the Venable law office building located at the corner of Bosley Avenue and Allegheny Avenue. He desires to stay in the immediate area, however, his business has grown substantially and requires more office space. The proposed building would provide the additional space needed while being able to stay in Towson, adjacent to where he has operated his business for many years. Petitioners submitted an architectural rendering prepared by Mr. Sanders that was marked and accepted into evidence as Petitioner's Exhibit 6, which indicates that the proposed building's architectural style will be colonial and will resemble a mini-courthouse with architectural elements such as a brick façade, period lighting, and a traditional porch. The proposed building is rectangular and would be located along the Bosley Avenue property line. The front of the building would be towards Bosley Avenue, with the front entrance through a proposed porch. Parking would be to the rear, to the east of the proposed building, with sole access from the public alley. The rear of the building would be towards the alley, with one side of the building towards Joppa Road and the other to an adjacent office building at 609 Bosley Avenue, south of the subject property.

Additional testimony and evidence revealed that the subject property is zoned B.M.-C.T. The proposed building would have two floors, each 2,667 square feet and front on Bosley Avenue. The building would include an enclosed porch should Mr. Fusco be successful in purchasing an

9-23-08
pm

eight foot strip of land along Bosley Avenue owned by Baltimore County. This would expand the subject property by eight feet. If not, the building would require a zero foot front yard setback from the existing property line to the proposed building. The proposed porch would be eliminated. If successful, the building would require a 1.3 foot front yard setback from the front building line of the porch to the new property line. From Joppa Road, the building would be set back 14 feet. Nine parking spaces are proposed on site, all of which are adjacent to the alley to the rear of the building.

For reasons unknown, Baltimore County retains an eight foot strip of land bordering the subject property on Bosley Avenue. This in-fee strip extends only the length of the subject property. All the other property lines on Bosley Avenue extend out to the pavement area. Each of these other properties maintains a uniform eight foot front yard building setback from their property lines. Mr. Fusco has made formal application to the County to purchase this eight foot strip.

The variances requested are as delineated above. If Mr. Fusco is unable to purchase the eight foot strip, the request is for a front yard setback variance of zero feet in lieu of the 15 feet required by Section 235.1 of the B.C.Z.R., or of the eight feet required by Section 303.2 of the B.C.Z.R., whichever is applicable. If Mr. Fusco is successful in purchasing the eight foot strip, the request is for a front yard variance of 1.3 feet in lieu of either the 15 feet or the eight feet as previously described. In addition, Petitioners seek clarification whether a variance is required from the building to Joppa Road. If the side of the building to Joppa Road is considered also a front yard, then a variance of one foot is requested -- that is, the setback would be 14 feet in lieu of the required 15 feet. If the side is not considered a front yard, but is deemed a side yard, then no

APPROVED FOR FILE
9-23-08
M

variance would be needed as 10 feet is all that would otherwise be required. Further, a parking space variance is requested for nine spaces in lieu of the required 18.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Initial comments were received from the Office of Planning, dated July 24, 2008, which were subsequently amended on August 25, 2008. The Office of Planning indicated that in light of the outreach to the West Towson Community Association by Petitioners, the Planning Office did not oppose the requested variances but noted that the proposed site is within a Design Review Panel area and the building's site and elevations will have to be approved by the Design Review Panel. Mr. Jablon indicated that a review by the DRP had been scheduled.

Considering all the testimony and evidence presented, I am convinced that the requested relief should be granted. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The uniqueness of the subject property is in the combination of its location, the diverse uses in the surrounding area, the Courthouse nearby, the adjacent large and small office buildings, the nearby parking garages, and the public alley to its rear.

I find Section 303.2 of the B.C.Z.R. and not Section 235.1 of the B.C.Z.R. to be applicable. Section 303.2 of the B.C.Z.R. provides that in the B.M. Zone, the front yard depth of any proposed building shall be the average of the front yard depths of the lots immediately adjacent within 100 feet. In the instant matter, the average of the front yard depths of those on Bosley Avenue from Allegheny Avenue to Joppa Road -- immediately adjacent to the subject property -- is eight feet. I further find that the evidence presented clearly substantiates that the front of the proposed building is to Bosley Avenue. In reviewing the recent Court of Special Appeals case of *Swoboda v. Wilder*, 920 A 2d 518 (2006), and based on the evidence presented, I conclude that the front of the

SEARCHED INDEXED FOR FILED
9-23-08
[Signature]

proposed building will be at Bosley Avenue and that the Joppa Road side is a side yard and not a front. The address of the building will be Bosley Avenue and the entrance to the building will be from Bosley Avenue. Also, Section 235.2 of the B.C.Z.R. provides that in the B.M. Zone, a side yard setback for commercial buildings is the same as in the B.L. Zone. Section 232.2.B of the B.C.Z.R. provides that for commercial buildings on a corner lot, the side yard on the street side shall be not less than 10 feet. In the instant matter, the proposed building will have a 14 foot setback from Joppa Road, thus no variance is required.

I further find that the imposition of zoning restrictions on this property disproportionately impacts the subject property as compared to others in the zoning district. The site itself limits the location of the building to that which is proposed. No matter the size -- even a smaller building -- variances would be required. Indeed, to meet the setbacks and the parking requirements imposed by the B.C.Z.R. would make the property virtually unusable for an allowable purpose. If Petitioners owned the eight foot strip between their current property line and the County right-of-way at Bosley Avenue, no front yard setback would be required because the front yard setback would satisfy Section 303.2 of the B.C.Z.R., as the averaging of the front yards of all of the buildings on Bosley Avenue is currently eight feet. Nonetheless, a parking variance would still be required. Moreover, with the porch -- which would provide an amenable access to the building -- a variance would also be required in any event. A parking variance would be required even if the proposed building were to be pushed back or made smaller. There is no way to provide the requisite number of parking spaces. In short, there is no feasible way for the mandated number of parking spaces to be satisfied. To that end, I find that Petitioners have maximized the available parking as proposed.

9-2308
[Signature]

I conclude that the subject property is unique in a zoning sense and that Petitioners would suffer a practical difficulty if the variances were to be denied. I further find that the variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Thus, I find that the variances can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 23rd day of September, 2008 by this Deputy Zoning Commissioner, that:

- Section 235.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) is not applicable, and, therefore, the variances requested for a front yard setback of zero feet in lieu of 15 feet, or 1.3 feet in lieu of 15 feet be and are hereby DISMISSED as MOOT; and
- The building line to Joppa Road is a side yard and, therefore, the variance requested for a front yard setback of 14 feet from the building line to Joppa Road in lieu of the required 15 feet be and is hereby DISMISSED as MOOT; and
- Further, the request to confirm that Section 235B.7 of the B.C.Z.R. is applicable be and is hereby DISMISSED as MOOT; and

IT IS FURTHER ORDERED, that Petitioners' variance requests as follows:

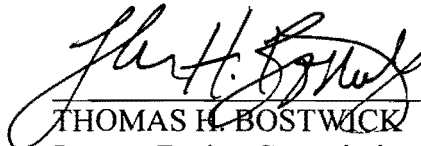
- From Section 303.2 of the B.C.Z.R. to permit a front yard setback of zero feet from the building line to Bosley Avenue in lieu of the average front yard depth of eight feet; and
- From Section 303.2 of the B.C.Z.R. to permit a front yard setback of 1.3 feet from the building line to Bosley Avenue in lieu of the average front yard depth of eight feet if the contract purchaser secures an in-free strip along Bosley Avenue from Baltimore County; and
- To permit nine parking spaces in lieu of the required 18 spaces,

be and are hereby GRANTED, subject to the following:

9.23.08
DS

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILING
9.23.08
pm



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 221-225 Joppa Road
which is presently zoned BM-CT

Deed Reference: 6549 / 183 Tax Account # 19640533

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

to be determined at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Arnold Jablon

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Ave 410 494 6298

Address

Telephone No.

Towson, Md 21204

City

State

Zip Code

Legal Owner(s):

Stephens H. Dance

Name - Type or Print

Signature

Joan M. Dance

Name - Type or Print

Signature

221-225 Joppa Road

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Representative to be Contacted:

Arnold Jablon

Name

210 Allegheny Ave 410 494 6298

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Case No.

~~2009-000124~~

2008-0595-A

REV 8/20/07

RECEIVED FOR FILING

9-23-08

PM

DROP-OFF

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by

JF

Date

7-1-08

ZONING RELIEF REQUESTED

VARIANCES

1. to permit a front yard setback of 0' from the building line to Bosley Ave in lieu of 15' required, by §235.1, BCZR, or to permit a front yard setback of 0' from the building line to Bosley Ave in lieu of the average front yard depth of 8', by §303.2, BCZR, whichever section is determined to be applicable; or

2. to permit a front yard setback of 1.3' from the building line to Bosley Ave in lieu of 15', §235.1, or to permit a front yard setback of 1.3' from the building line to Bosley Ave in lieu of the average front yard depth of 8', §303.2, whichever section is determined to be applicable, if the contract purchaser secures an in-fee strip along Bosley Ave from Baltimore County;

3. to permit a front yard setback of 14' from the building line to Joppa Road, in lieu of the required 15', §235.1, if the zoning commissioner determines the distance to Joppa Road is also a front yard and not a side yard; if a side yard, to confirm that §232.2B, BCZR is applicable;

or

4. in the alternative, to confirm that the subject property is in the BM-CT district and §235.B7, BCZR, applies.

5. to permit 9 parking spaces in lieu of the required 18 spaces, pursuant to §409.6, BCZR



Bafitis & Associates, Inc.

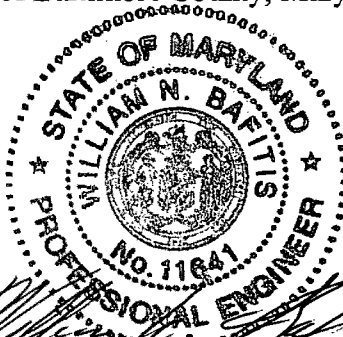
**ZONING DESCRIPTION
FOR
221-225 JOPPA ROAD
AND PARCEL 152
BALTIMORE COUNTY, MARYLAND
9TH ELECTION DISTRICT**

Beginning for the same at a point on the eastside of Bosley Avenue; and 147± southwesterly from the centerline intersection of Joppa Road 60' wide.

1) thence running along Bosley Avenue North 06°-37'-14" East 46.06' to a point; 2) thence continuing along said road a curve to the left with a radius of 1,403.14' and length 39.90' and a chord bearing and distance North 05°-29'-41" East 39.90' to a point; 3) thence leaving said road on a curve to the right with a radius of 19.00' and length 27.70' and a chord bearing and distance North 46°-38'-40" East 25.31' to a point on the South side of Joppa Road; 4) thence continuing on a curve to the right with a radius of 19.00' and length 7.94' and chord bearing and distance south 79°-37'-06" East 7.88' to a point on the South side of Joppa Road; 5) thence running along said road on a curve to the left with a radius of 754.84' and length 79.71' and chord bearing and distance South 61°-42'-27" West 79.68' to a point on the West side of an alley 20' wide; 6) thence running along said alley South 06°-08'-12" West 74.85' to a point; 7) thence leaving said alley North 83°-42'-58" West 98.05' to the place of beginning.

Containing 9,027 S.F. or 0.207 Acres more or less.

Bearing known as Deeds: Liber 6549 Folio 183, Liber 5716 Folio 501, Liber 5598 Folio 370, Liber 4727 Folio 513 and Right-of-way Plat 65-193-8 Recorded among the Land Records of Baltimore County, Maryland.



William N. Bafitis, P.E., Md. Reg. Licence No. 11641

6/20/08
Date

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2008-0595-A

221-225 Joppa Road

E/side of Bosley Avenue at a distance of 147 +/- ft. s/west from centerline of Joppa Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Stephens & Joan Dance

Variance: to permit a front yard setback of 0 ft. from building line to Bosley Ave. In lieu of 15 ft. required, to permit a front setback of 0 ft. from building line to Bosley Ave. In lieu of average front yard depth of 8 ft. whichever section is determined to be applicable. To permit a front yard setback of 1:3 ft from building line to Bosley Ave. in lieu of 15 ft. or permit a front yard setback of 1:3 from building line to Bosley Ave. in lieu of average front yard depth of 8 ft., whichever section is determined to be applicable, if contract purchaser secures an in fee strip along Bosley Ave from Baltimore County. To permit a front yard setback of 14 ft from the building line to Joppa Rd. in lieu of the required 15 ft. If the zoning commissioner determines the distance to Joppa Rd. is also a front yard and not a side yard. To confirm that the subject property is in BM-CT district. To permit 9 parking spaces in lieu of the required 18 spaces.

Hearing: Tuesday, August 26, 2008 at 10:00 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

(NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 887-3391

JT/8/642 Aug. 12

180677

CERTIFICATE OF PUBLICATION

8/14/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/12/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18502**

Date: **7-1-08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	606			6150				325.00

Total: **325.00**

Rec

From: **VENABLE, LLP**

For:

Petition for Variance

221-225 Joppa Rd.

Case # 2008-0595-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME
 7/01/2008 7/01/2008 09:14:07
 REG: 4505 WALKIN 2000L BND
 REIPT # 449951 7/01/2008
 5 520 ZONING VERIFICATION
 018502
 Recpt Tot: \$325.00
 \$325.00 CR \$400.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2008-0595-A

Petitioner/Developer: _____

Stephens & Joan Dance

Date of Hearing/Closing: Aug 26 08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

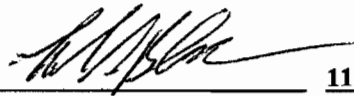
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

Corner of Bosley Ave and Joppa Road at 221-225 Joppa Road

The sign(s) were posted on 11 Aug 08
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster) 11 Aug 08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

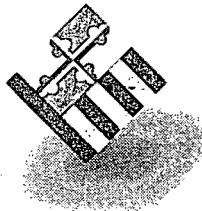
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY
MARYLAND

July 15, 2008

JAMES T. SMITH, JR.
County Executive

NOTICE OF ZONING HEARING

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0595-A

221-225 Joppa Road

E/side of Bosley Avenue at a distance of 147 +/- ft., s/west from centerline of Joppa Road

9th Election District – 5th Councilmanic District

Legal Owners: Stephens & Joan Dance

Variance to permit a front yard setback of 0 ft. from building line to Bosley Ave. in lieu of 15 ft. required, to permit a front setback of 0 ft. from building line to Bosley Ave. in lieu of average front yard depth of 8 ft. whichever section is determined to be applicable. To permit a front yard setback of 1.3 ft from building line to Bosley Ave. in lieu of 15 ft., or permit a front yard setback of 1.3 from building line to Bosley Ave. in lieu of average front yard depth of 8 ft., whichever section is determined to be applicable, if contract purchaser secures an in-fee strip along Bosley Ave from Baltimore County. To permit a front yard setback of 14 ft from the building line to Joppa Rd., in lieu of the required 15 ft. if the zoning commissioner determines the distance to Joppa Rd. is also a front yard and not a side yard. To confirm that the subject property is in BM-CT district. To permit 9 parking spaces in lieu of the required 18 spaces in lieu of the required 18 spaces.

Hearing: Tuesday, August 26, 2008 at 10:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue

Handwritten signature of Timothy M. Kotroco in black ink.
Timothy M. Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Mr. & Mrs. Dance, 221-225 Joppa Rd., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 11, 2008.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 12, 2008 Issue - Jeffersonian

Please forward billing to:
Arnold Jablon
210 Allegheny Avenue
Towson, MD 21204

410-494-6298

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0595-A

221-225 Joppa Road

E/side of Bosley Avenue at a distance of 147 +/- ft., s/west from centerline of Joppa Road

9th Election District – 5th Councilmanic District

Legal Owners: Stephens & Joan Dance

Variance to permit a front yard setback of 0 ft. from building line to Bosley Ave. in lieu of 15 ft. required, to permit a front setback of 0 ft. from building line to Bosley Ave. in lieu of average front yard depth of 8 ft. whichever section is determined to be applicable. To permit a front yard setback of 1.3 ft from building line to Bosley Ave. in lieu of 15 ft., or permit a front yard setback of 1.3 from building line to Bosley Ave. in lieu of average front yard depth of 8 ft., whichever section is determined to be applicable, if contract purchaser secures an in-fee strip along Bosley Ave from Baltimore County. To permit a front yard setback of 14 ft from the building line to Joppa Rd., in lieu of the required 15 ft. if the zoning commissioner determines the distance to Joppa Rd. is also a front yard and not a side yard. To confirm that the subject property is in BM-CT district. To permit 9 parking spaces in lieu of the required 18 spaces in lieu of the required 18 spaces.

Hearing: Tuesday, August 26, 2008 at 10:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2008-0595-A
~~2009-0001-A~~

Petitioner: STEPHENS A & JOAN M. DANCE

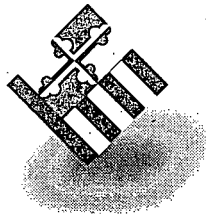
Address or Location: 221 - 225 VOPPA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ARNOLD JABLON

Address: 210 AUBREY AVE
TOWSON, MD 21204

Telephone Number: 410 494 6298



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

August 20, 2008

Arnold Jablon
210 Allegheny Ave.
Towson, MD 21204

Dear: Arnold Jablon

RE: Case Number 2008-0595-A, 221-225 Joppa Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

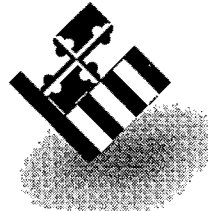
A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Stephens H. & Joan M. Dance, 221-225 Joppa Rd., Towson, MD 21204



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 14, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 14, 2008

Item Number: 0582, 0594, ~~0595~~, 0596, 0597, 0598, 0599, 0601, 0602, 0605, 0607

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P. Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 18, 2008

FROM: Dennis A. Kennedy, Supervisor
~~DAK~~
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2008
Item Nos. 08-0582, 0594, 0595, 0598,
0599, 0601, 0603, 0605, and 0606

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk

cc: File

ZAC-07182008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director
Department of Permits and
Development Management

DATE: July 24, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 221 – 225 Joppa Road

INFORMATION:

Item Number: 08-595

Petitioner: Stephens H. Dance

Zoning: BM-CT

Requested Action: Variance

The petitioner is seeking multiple zoning reliefs for setbacks and parking. The petitioner is requesting to have a 0' and a 1.3' foot setback front setback on Bosley Avenue and a 14' front setback on Joppa Road in lieu of the required 15'. The alternative to the front yard setback requests is to confirm that the property is within the BM-CT District.

The petitioner is also seeking to permit 9 parking spaces in lieu of the required 18 parking spaces.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends the following:

The proposed site plan appears that it will have a negative affect on the existing trees on Bosley Avenue and Joppa Road, which would conflict with the Office of Planning and Community Conservation's previous comments about retaining the trees for the sale of the county's surplus property to the petitioner. Unless the petitioner can adequately show that the trees along Bosley Avenue and Joppa Road will be retained, the Office of Planning does not support the approval of the variance requests.

Address the following comments:

1. Add a note on the site plan stating that all trees along Bosley Avenue and Joppa Road will be retained.
2. No part of the building should extend farther than the front average setback of buildings along Bosley Avenue.

3. Reduce the size of the building so that it holds the line of the foundation wall of the existing house along Joppa and Bosley.
4. The proposed site is within a designated Design Review Panel area and the building's site and elevations will have to be approved by the Design Review Panel. The project is scheduled for DRP review on September 10, 2008.
5. If the DRP agrees to support the variance and building location the Office of Planning will revisit the variance request.

Prepared By:

Cynthia Murray

Division Chief:

AFK/LL: CM

Lynne Latham



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Forcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: July 14, 2008

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2008-0995-A
221-225 Joppa RD
DANCE PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2008-0995-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Fof Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



TB 8/26
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director
Department of Permits and
Development Management

DATE: August 25, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 221 – 225 Joppa Road

RECEIVED
AUG 26 2008

INFORMATION:

BY: _____

Item Number: 08-595 (*revised comments*)

Petitioner: Stephens H. Dance

Zoning: BM-CT

Requested Action: Variance

The petitioner is seeking multiple zoning reliefs for setbacks and parking. The petitioner is requesting to have a 0' and a 1.3' foot setback front setback on Bosley Avenue and a 14' front setback on Joppa Road in lieu of the required 15'. The alternative to the front yard setback requests is to confirm that the property is within the BM-CT District.

The petitioner is also seeking to permit 9 parking spaces in lieu of the required 18 parking spaces.

SUMMARY OF RECOMMENDATIONS:

In light of the outreach to the West Towson Community Association by the applicant, the Office of Planning does not oppose the requested variances subject to the following:

The proposed site is within a designated Design Review Panel area and the building's site and elevations will have to be approved by the Design Review Panel. The project is scheduled for DRP review on September 10, 2008.

Prepared By: _____

Division Chief:
AFK/LL: CM

RE: PETITION FOR VARIANCE
211-225 Joppa Road; E/S Bosley Avenue,
147' SW c/line of Joppa Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Stephens & Joan Dance
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-595-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 15 2008

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

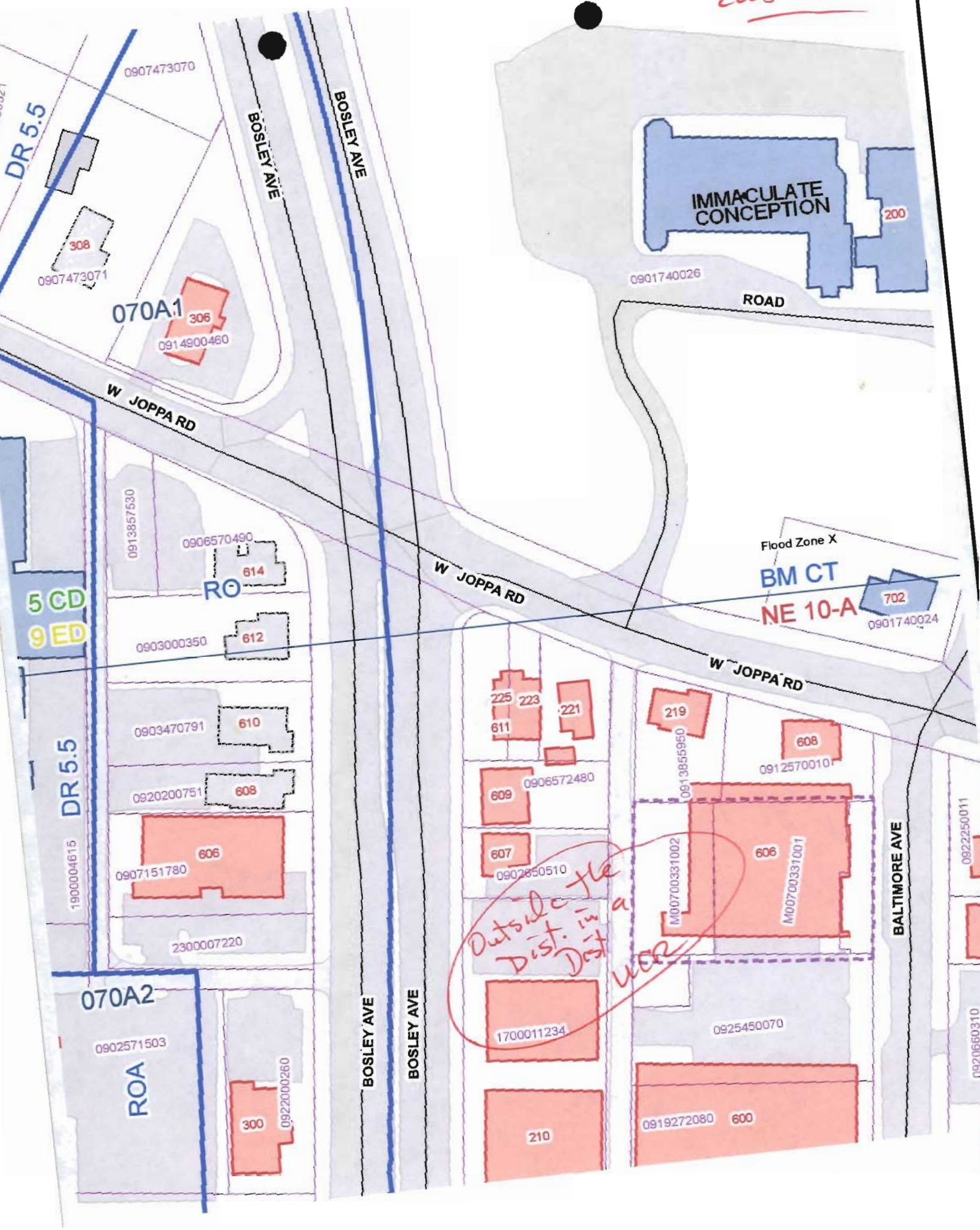
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

2008-0595A



CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.: 2008-0595-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	Opposition letter from neighbor across street
No. 2	Landscape Plan	
No. 3	Zoning Map	
No. 4	SDAT Printout for property next door (609 Bosley)	
No. 5	Aerial Photograph	
No. 6	Rendering of Proposed Bldg.	
No. 7	Photos of property and surrounding area	
No. 8	Submitted to Design (ORP) Review Panel	
No. 9		
No. 10		
No. 11		
No. 12		

Susan Fannon McNamee
612 Bosley Avenue
Towson, Maryland 21204
410-823-3199

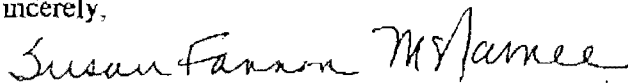
August 25, 2008

To Whom It May Concern:

I would like to voice my opposition to changing the setback allowance for the property located on the corner of Joppa Road and Bosley Avenue. The number for the filing is 2008-0595-A. I live directly across from the property and it would have a profound impact on the area for me. The trees act as a buffer for the noise and pollution on Bosley Ave. Those trees are beautiful and full of birds. I feel the intersection there is the Gateway to Towson. As you come up the hill from York Road, there are green trees on both corners because of that the Bypass is not as sterile and chaotic as other roads through Towson. I know Towson is growing very rapidly, a little too much lately, but we need to maintain some of the charm and character that it once had. Having mature trees surrounding corners shows that some thought and foresight was put into keeping the integrity and warmth of the community.

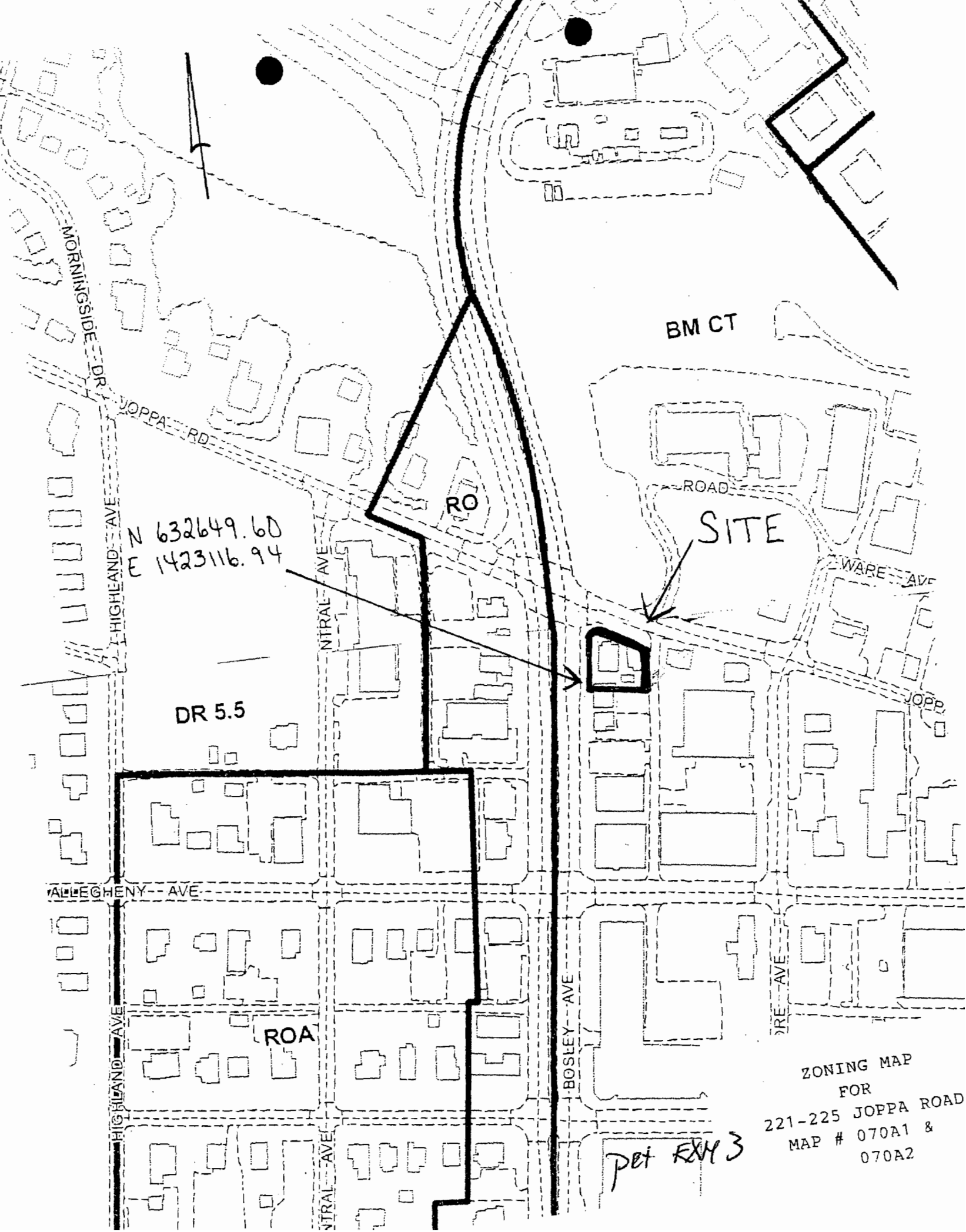
I want to thank you for your time and I want to restate that I am opposed to any changes in setbacks for 2008-0595-A.

Sincerely,



Susan Fannon McNamee

Prot. Ex. 1



MORNINGSIDE DR

JOPPA RD

HIGHLAND AVE

CENTRAL AVE

ALLEGHENY AVE

BOSLEY AVE

WARE AVE

BM CT

RO

SITE

N 632649.60
E 1423116.94

DR 5.5

ROA

ZONING MAP
FOR
221-225 JOPPA ROAD
MAP # 070A1 &
070A2

pet EXM 3



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 09 **Account Number -** 0906572480

Owner Information

Owner Name: MARLEY LIMITED PARTNERSHIP **Use:** COMMERCIAL
Mailing Address: C/O MICHAEL E MARINO **Principal Residence:** NO
 6209 HADDON AV **Deed Reference:** 1) / 8980/ 143
 BALTIMORE MD 21212-1117 2)

Location & Structure Information

Premises Address **Legal Description**
 609 BOSLEY AVE ES BOSLEY AV
 155 S JOPPA RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
70A	6	223						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1975	2,167 SF	4,900.00 SF	15
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	245,000	367,500		
Improvements:	130,200	163,900		
Total:	375,200	531,400	427,266	479,332
Preferential Land:	0	0	0	0

Transfer Information

Seller: 609 BOSLEY AVENU E	Date: 11/22/1991	Price: \$405,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8980/ 143	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

pdf RTH Y

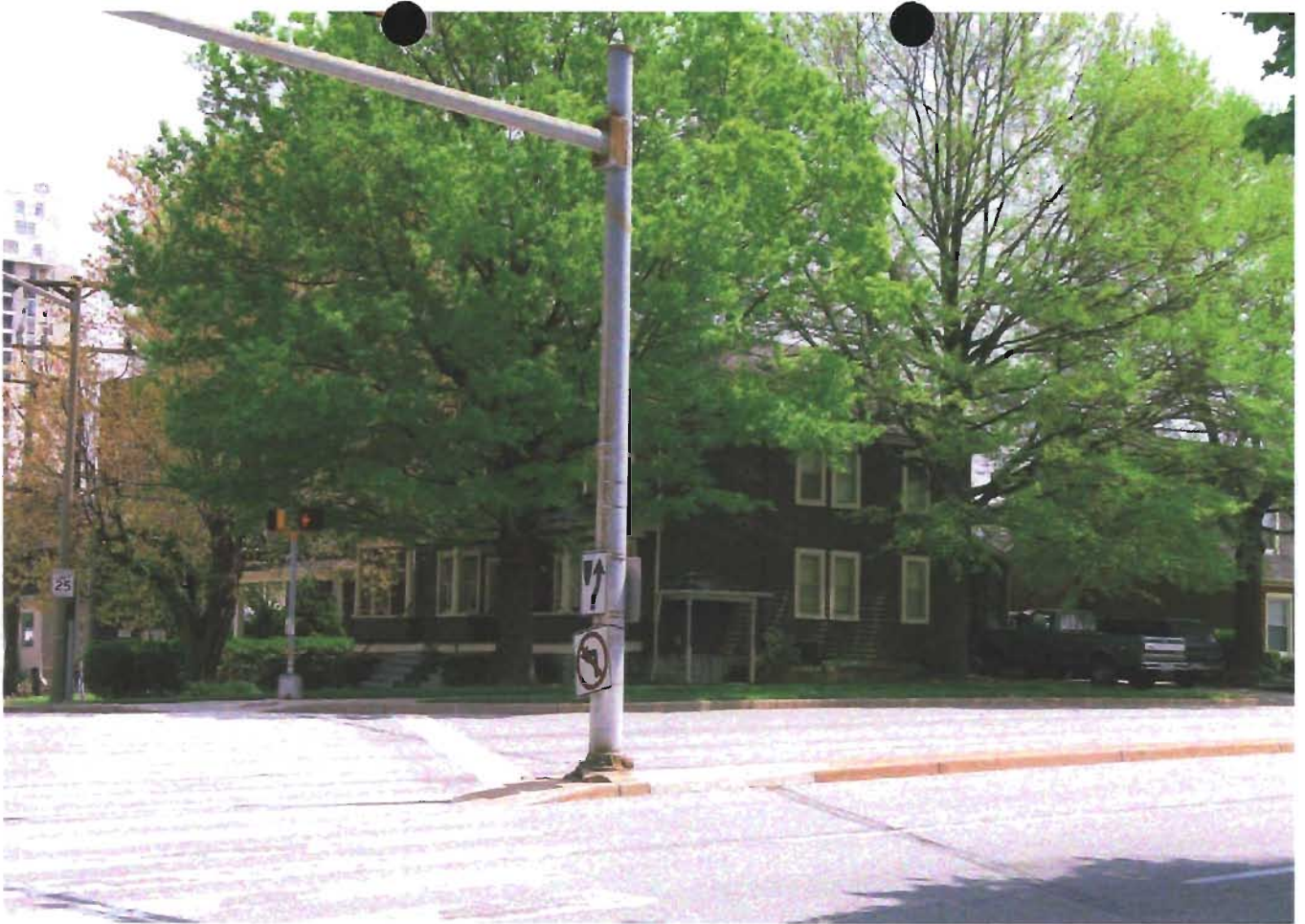




PET EXM7

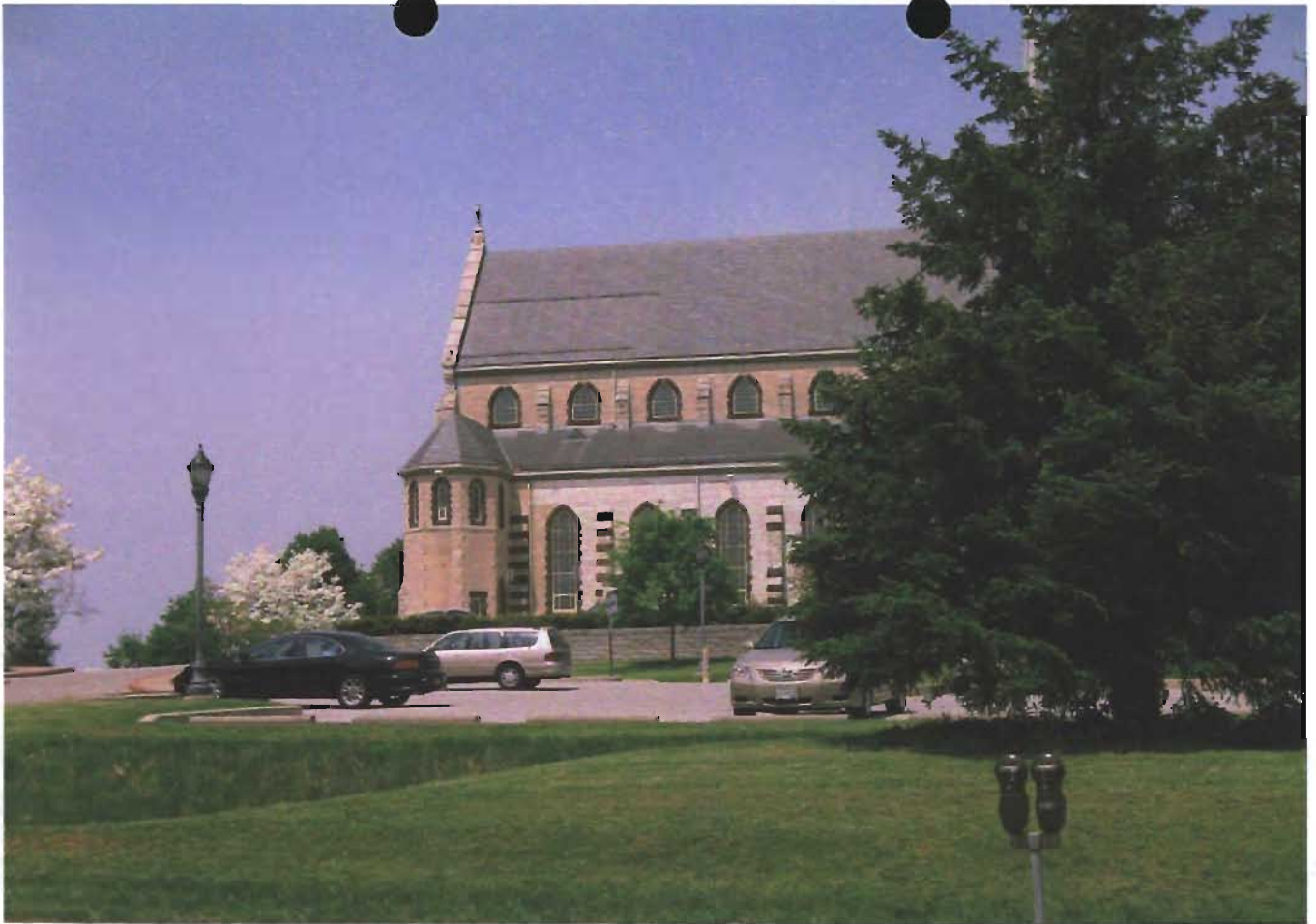






















DRP SUBMITTAL – Towson Review Area

Submittal Date: August 11, 2008

PROPOSED OFFICE BUILDING

For

Fusco Financial Associates

Location:

The Corner of Bosley Avenue & West Joppa Road
(221, 223, & 225 West Joppa Road)
Towson, Maryland 21204



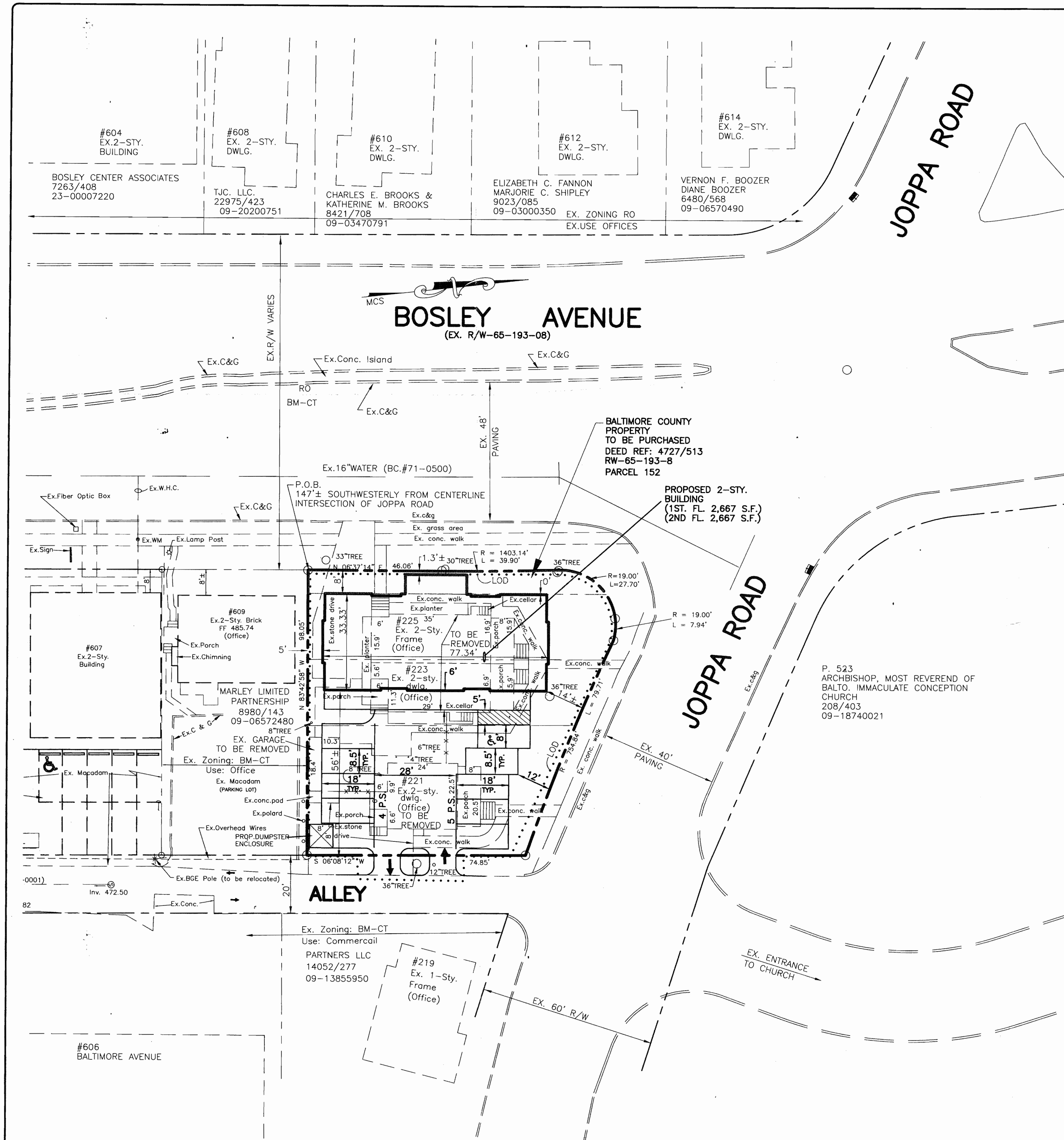
Prepared by:

Sanders Designs, Architects

9727 Greenside Drive, Cockeysville, Maryland 21030

Phone: 410.560.2624 – Fax: 410.560.2722

PRET RXM 8



NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (JAN. 2008)
- The Firm Insurance Rate Map, Panel 265 of 575 indicates this site is situated within flood Zone C which is not in the 100 yr. flood plain.
- Property lines shown hereon were established by a boundary survey by Bafitis & Associates, Inc. (June 2008).
- This site is not situated within the Chesapeake Bay Critical Areas (Map 70A)
- There are no forest or developed woodlands on this site.
- There are no Tidal or Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or properties within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- Public Water and sewer serve this site.
- This site has not been the subject of the CRG, ORC, or Waiver Processes.
- All signs shall comply with current Baltimore County Zoning Regulations.
- Caution underground utilities may exist in Joppa Road, Bosley Avenue, Alley & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed Building height = 2-STORY
- All roof downspouts must discharge rainwater runoff on-to a pervious surface.
- To the best of our knowledge we have complied with the Baltimore County Landscape Manual.
- All efforts shall be made to save existing trees.

ZONING HISTORY

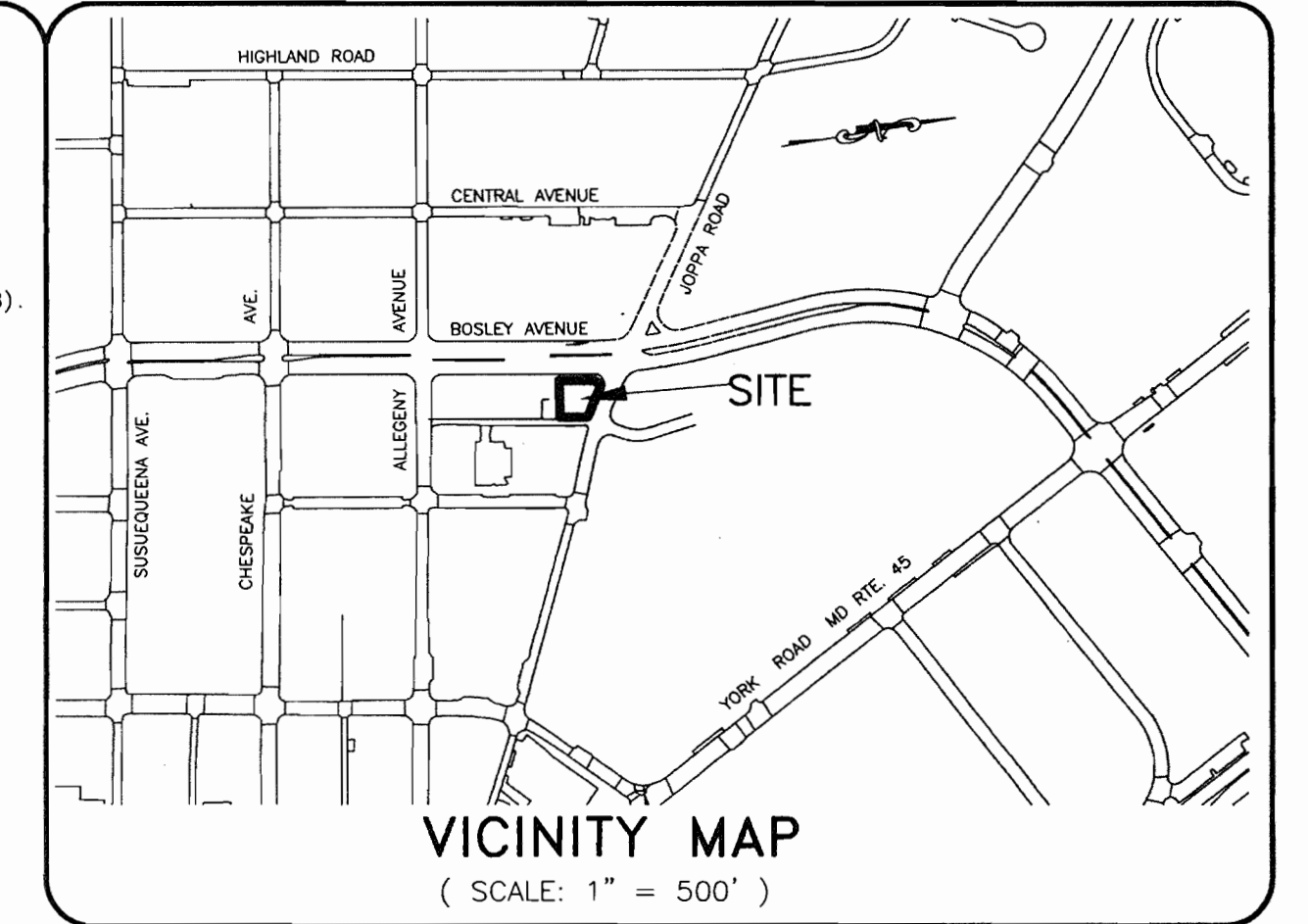
THERE ARE NO PREVIOUS ZONING CASES FOR THIS SITE.

ZONING VARIANCES

- TO PERMIT A FRONT YARD SETBACK OF 0' FROM THE BUILDING LINE TO BOSLEY AVE, IN LIEU OF THE 15' REQUIRED, BY SECTION 235.1, BCZR; OR
TO PERMIT A FRONT YARD SETBACK OF 0' FROM THE BUILDING LINE TO BOSLEY AVE IN LIEU OF THE AVERAGE FRONT YARD DEPTH OF 8',
PURSUANT TO SECTION 303.2, BCZR, WHICHEVER SECTION IS DETERMINED BY THE ZONING COMMISSIONER TO APPLY; OR
SHOULD THE CONTRACT PURCHASER SECURE AN IN-FEE STRIP FROM BALTIMORE COUNTY, TO EXTEND ITS PROPERTY LINE ON BOSLEY AVE,
TO PERMIT A FRONT YARD OF 1.3' FROM THE BUILDING LINE TO BOSLEY AVE IN LIEU OF THE 15' REQUIRED BY SECTION 235.1,
OR TO PERMIT A FRONT YARD SETBACK OF 1.3' FROM THE BUILDING LINE TO BOSLEY AVE IN LIEU OF THE AVERAGE FRONT YARD DEPTH OF 8',
PURSUANT TO SECTION 303.2, BCZR, WHICHEVER SECTION IS DETERMINED BY THE ZONING COMMISSIONER TO APPLY;
TO PERMIT A FRONT YARD SETBACK OF 14' FROM THE BUILDING LINE TO JOPPA ROAD, IN LIEU OF THE 15' REQUIRED BY SECTION 235.1, BCZR, IF THE
ZONING COMMISSIONER DETERMINES THE DISTANCE TO JOPPA ROAD IS ALSO A FRONT YARD, AND NOT A SIDE YARD; IF A SIDEYARD, TO CONFIRM THAT
SECTION 232.2B, BCZR, IS APPLICABLE; OR
IN THE ALTERNATIVE, TO CONFIRM THAT SECTION 235.B7, BCZR, APPLIES; AND
TO PERMIT 9 PARKING SPACES IN LIEU OF THE REQUIRED 18 SPACES, PURSUANT TO SECTION 409.6, BCZR.

LEGEND

- PROPERTY LINE
- LOT LINE
- ZONING LINES
- HANDICAPPED PARKING



SITE DATA

- OWNER: A) STEPHENS H. DANCE & JOAN M. DANCE
#221-#225 JOPPA ROAD
TOWSON, MARYLAND 21204
B) BALTIMORE COUNTY, MARYLAND
DEED REF: 4727/513
RW-65-193-8
TOWSON, MARYLAND 21204
- CONTRACT PURCHASER: ANTHONY T. FUSCO
#607 BOSLEY AVENUE
TOWSON, MARYLAND 21204
- DEED REF: 6549/183 & 5716/501 & 5598/370
- TAX ACC. NO.: 09-19640533 & 09-03671800 & 09-03670070
- TAX MAP: 70 PARCEL: 243 & 162 & 161 LOT: NONE
- PLAT REF: NONE
- ELECTION DISTRICT: 9TH
- CONCILMANIC DISTRICT: 5th
- REGIONAL PLANNING DISTRICT: 315B
- CENSUS TRACT: 4907.02
- ZONING: BM-CT
- ZONING MAP: 070A1 & 070A2
- USE: EXISTING: GENERAL OFFICE
PROPOSED: GENERAL OFFICE
- SITE AREA: 9,027 S.F. OR 0.207 AC.
- PARKING:
REQUIRED: GENERAL OFFICE 3.3 P.S./1,000 S.F.
1ST FLOOR 3.3/1,000 X 2,667 = 8.80 = 9 P.S.
2ND FLOOR 3.3/1,000 X 2,667 = 8.80 = 9 P.S.
18 P.S.
PROVIDED: = 9 P.S.
- FLOOR AREA RATIO:
PERMITTED: 5.5
PROPOSED: 2.667 = 0.30
9,027
DISTURBED AREA = 8,965 S.F. OR 0.205 AC.

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

**PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCES
FOR
#221-#225 JOPPA ROAD &
PARCEL 152**
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

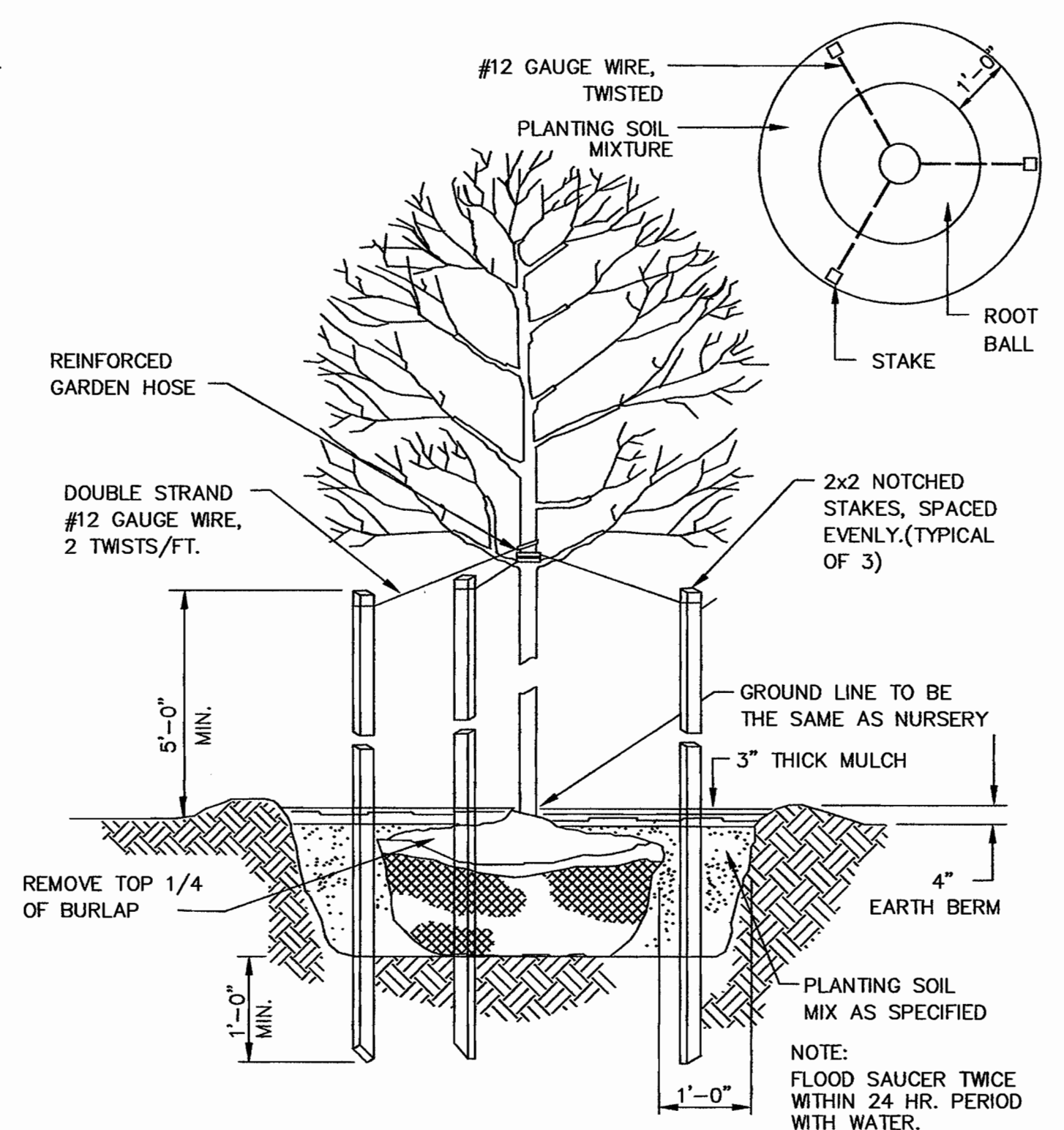
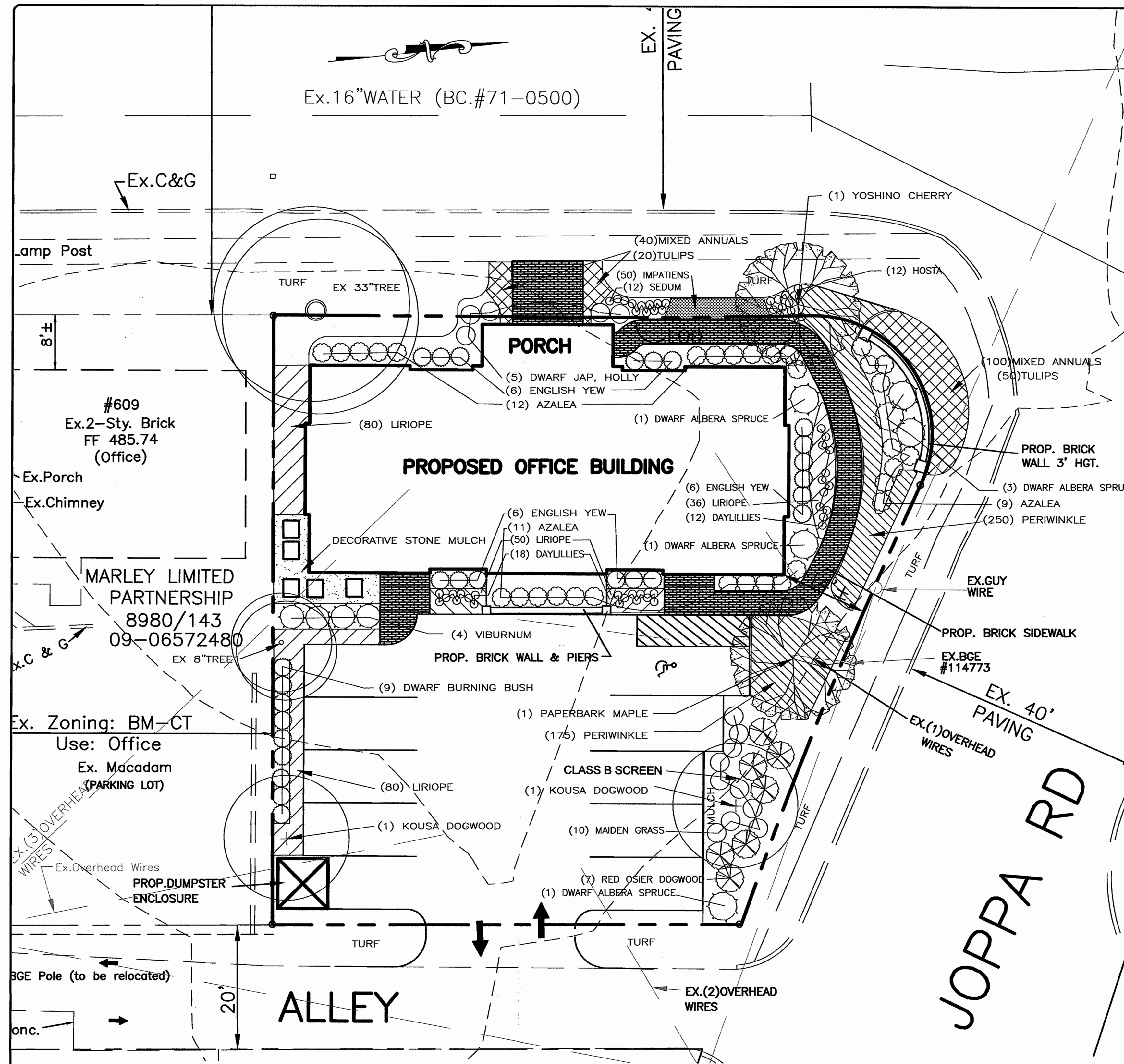
WILLIAM N. BAFITIS, P.E.
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 11841 Expiration Date: 09/09/2009

1
SHEET 1 OF 1

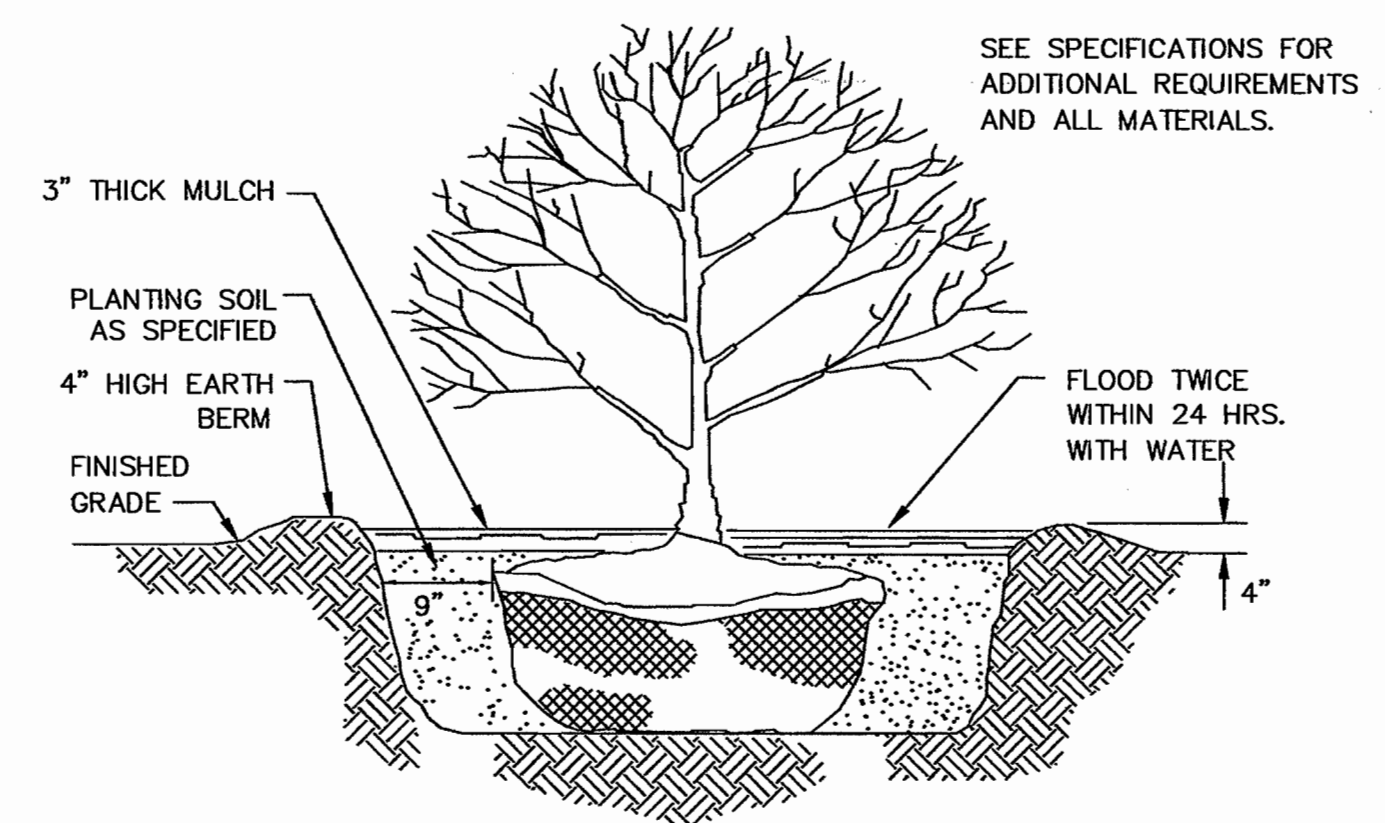
NO.	REVISIONS	DATE

2008-0595-A

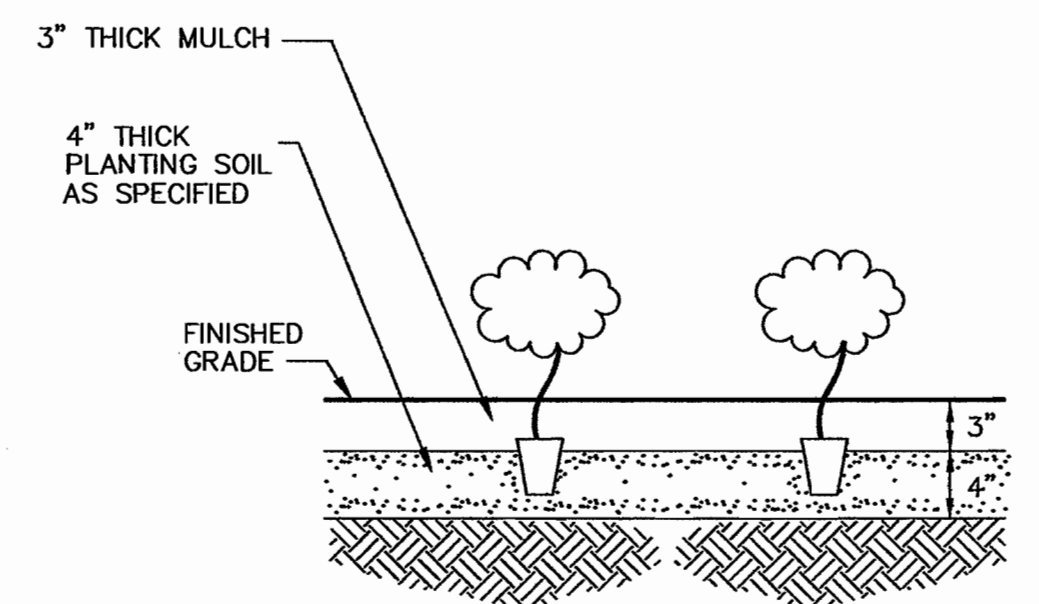
2009-0061-A



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

- 1) ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
- 2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
- 3) THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.
- 4) ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

- 1) 200 LIN. FT. OF ADJACENT ROAD / 40 = 5 PLANTING UNITS
 - 2) 9 PARKING SPACES / 12 = 0.75 PLANTING UNITS
 - 3) 36 LIN. FT. PARKING ADJACENT TO COMMERCIAL / 15 = 2.3 PLANTING UNITS
 - 4) 105 LIN. FT. BUILDING FACADE / 20 = 5 PLANTING UNITS
 - 5) 50 LIN. FT. PARKING ADJACENT TO PUBLIC R.O.W. / 15 = 3.3 PLANTING UNITS
 - 6) 2 EX. TREES TO REMAIN = -4 PLANTING UNITS
- 12 PLANTING UNITS REQUIRED

19.6 PLANTING UNITS PROPOSED

DISTURBED AREA = 8,965 S.F. OR 0.205 AC.

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS

LANDSCAPE PLAN

FOR
#221-#225 JOPPA ROAD &
PARCEL 152
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



ERNEST L. PEEK, JR.
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Landscape Architect under the laws of Maryland. License No. 408 Expiration Date: 05/09/2009

SCALE:
1" = 10'

JOB ORDER NO:
20809

DATE:
08/12/08

CHECKED:
E.L.P.

DRAWN:
E.L.P.

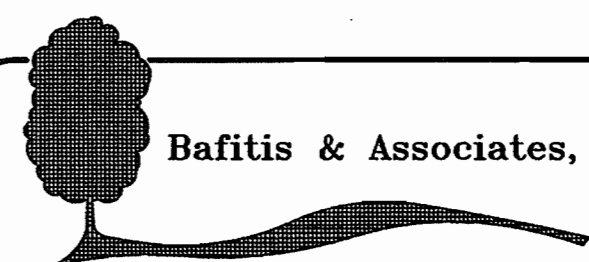
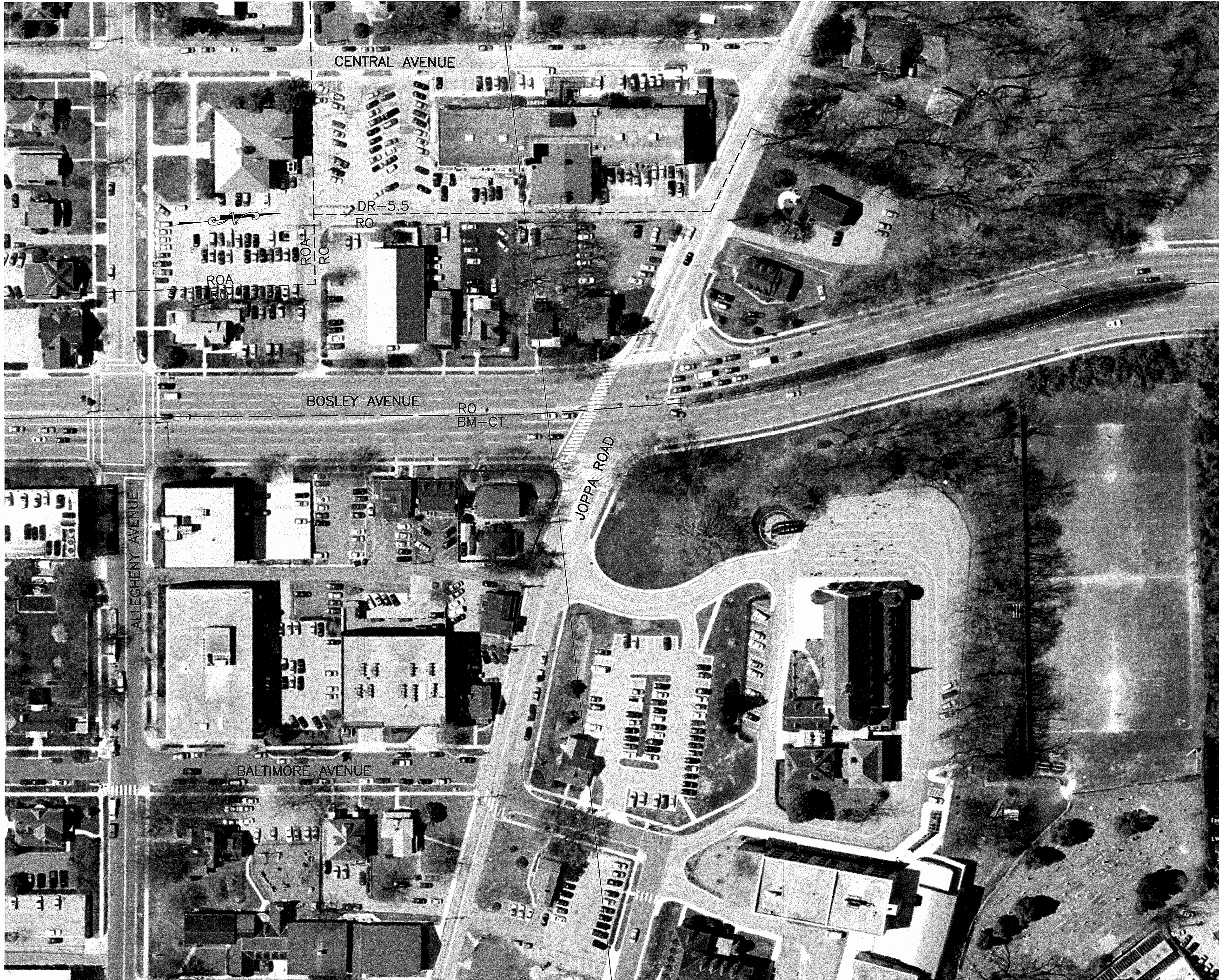
NO.	REVISIONS	DATE

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the Landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, Md. 21204

Owner's Signature _____ Date _____

Print Owner's Name _____ Telephone # _____



Bafitis & Associates, Inc.

William N. Bafitis, P.E.
PRESIDENT

Civil Engineers/Land Planners
SURVEYORS

1249 Engleberth Rd. Baltimore, MD 21221

(410) 391-2336

2005 AERIAL PHOTOGRAPH

FOR

#221-#225 JOPPA ROAD &
PARCEL 152

9TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

1" = 50'

SCALE

20809

JOB NO.

08/22/08

DATE

R.W.S.

CHK.

NWB

DRAWN BY

1

PT 5